



## TOWN OF VINALHAVEN SELECT BOARD

### MINUTES

Town Office/Virtual Hybrid

Tuesday, March 7, 2023

Immediately Following Special Town Meeting (5:00 PM)

1. **Roll Call** – Selectmen Donald Poole, Pam Alley, Donald Young, Jacob Thompson (virtually), and Leslie Dyer (virtually); Town Manager Marjorie Stratton, and Deputy Town Clerk Elizabeth Bunker. Also present: Brent Bridges (Woodard & Curran), Gabe McPhail, Elin Elisofon, Phil Crossman, George Kendrick, Bill Alcorn, Banner Moffatt, and Lisa Lewis.
2. **Approve Agenda** – Add 8d. Sign Transfer Station Bond Documents. *Motion by Donald Poole to approve the agenda as amended. Second by Pam Alley. Vote 5/0/0. Motion carried.*
3. **Approve Minutes** – Approve the minutes from the February 21, 2023 Select Board Meetings. *Motion by Donald Poole. To approve the minutes from the February 21, 2023 Board meetings. Seconded by Donald Young. Vote 3/0/2. Motion carried. Jake Thompson and Pam Alley both abstained as they were absent from these meetings.*
4. **Approve and Sign Treasurer's Warrants #36** – *Motion by Donald Poole to approve and sign Treasurer's Warrants #36. Seconded by Pam Alley. Vote 5/0/0. Motion carried.*
5. **Communications - None**
6. **Speakers from the Floor** – Elin Elisofon was present to give an update for the Housing Committee. They have been working for two years now and have Keith McPherson scheduled for May to come for an energy audit. They have been discussion housing options with other organizations (North Haven Sustainably Housing, etc). They priced out three modular homes at \$900,000. Elin said Governor Mills is asking for more funding for housing in Maine and Vinalhaven could be eligible for some of that. Elin also shared a letter from Jason Bird at Penquis who is interested in working on possible projects. Jake Thompson asked when the Net Factory site would be available as it is slated for use during the Downtown Project. It was estimated that it would be at least 2025. There was discussion on what kind of housing was envisioned for the net factory property (apartment – single or family. Discussion moved to starting conversations with the community on what they envision for that space.
7. **Committee and Department Reports/Appointment**
  - a. Woodard & Curran Status Report – Brent Bridges was at the meeting in person to give an update on all the ongoing projects. There was a successful bid for Transfer Station, on budget. Woodard and Curran met with the subcontractors yesterday and it is estimated to be a four-month project, starting this month, and possibly moving materials as soon as next week. There will be a change of traffic flow during construction, which will be posted as the project progresses. Brent touched on the Fire Station upgrades (to fit a larger fire truck) and Vinal Cove Project. At the Public Works building there are still a few things to take care of. There is still money in this budget to cover any work (drainage issues, etc.).

- b. Downtown Project Update – Gabe McPhail and Brent presented for the Downtown Project. Gabe discussed each phase, presented an overview of funding, and reviewed the timeline. Lots more information is available on the Town’s website.

**8. New Business**

- a. Approve & Sign Municipal Quitclaim Deeds – 46 High Street and 28 School Street – *Motion by Donald Poole to sign the Municipal Quitclaim Deeds for 46 High Street and 28 School Street. Seconded by Donald Young. Vote 5/0/0. The Deeds were passed for signatures from the three present Board members.*
- b. Open PW truck bids – Two bids were received. The first bid opened was from Bruce Avery offering \$8,100 for the F350. The second bid was from Jake Stanley for \$10,000 for the GMC8500 and F350 together, or \$8500 for the GMC8500 only. *Motion by Donald Poole to accept the bid of \$8100 from Bruce Avery for the F350 and accept the bid for \$8500 from Jake Stanley for the GMC8500. Seconded by Donald Young. Vote 5/0/0. Motion carried.*
- c. Vacant Property Ordinance – Phil Crossman spoke on behalf of Historic Downstreet. They are concerned about the acquisition of buildings on Main Street and their subsequent deterioration. The State has a blight statute but Phil is suggesting the Town enact its own ordinance. The Planning Commission is taking up the issue at their meeting on March 30, 2023. George Kendrick mentioned that some towns have a vacant building registry, and the owner is required to file a vacancy permit, fees from which would cover CEO hours for inspections, etc. He said they can also cover neighborhoods, not just Main Street. Banner Moffatt also suggested running anything proposed by a lawyer to see if it is enforceable or could be successfully taken to court. Pam asked if the owners of the vacant buildings on Main Street have reasons for them being so, and if the Downtown Project might encourage them to take any action. There was discussion on the difficulty of obtaining flood insurance for any buyer with a mortgage.
- d. Sign Transfer Station Bond Documents – Motion by Donald Poole to sign the Transfer Station Bond documents. Seconded by Pam Alley. Vote 5/0/0. Motion carried.

**9. Old Business**

- a. Budget Workshop – The Board agreed to meet March 14 for a budget workshop.

**10. Report of Town Manager** – Marjorie reported that the generator will be installed tomorrow. And Deputy Lemoi has agreed to attend the next BOS meeting on the 21<sup>st</sup>.

**11. Report of Members** – Don Young asked if there had been updates from Knox County Sheriff’s Department. Marjorie received a lead on a year-round rent, and she has passed that on to Captain Pinkham. Pam Alley asked if there had been any issues with easements for the Downtown Project. Marjorie answered that there have been many questions but no issues.

**12. Adjourn** – *Motion to adjourn at 6:29pm by Donald Poole. Seconded by Pam Alley. Vote 5/0/0. Motion carried.*

Respectfully Submitted,

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Elizabeth Bunker, Deputy Town Clerk

Upcoming Meetings:

March 14 - BOS Budget Workshop

March 21 – Regular BOS Meeting